

**LAKE SENECA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING APRIL 9, 2009**

Janice Bilton opened the meeting. The following board members were also present: Jim Delcamp, Tim Moll, Ron Parke & Mark Shenkel. Lynn Elston & Jim Donze were absent.

**Minutes from March 12, 2009 Meeting:** Janice Bilton asked the board members if they had any questions, additions or changes to these minutes. Ron Parke made the motion to accept the minutes as printed. Tim Moll seconded it. The vote of Board Members was unanimous.

**Motion passed - Motion 09/04/01.**

**Treasurer's Report:** Janice Bilton asked the members to review March Balance Sheet as follows:

LSPOA Checking	-----	\$	58,951.06	
Petty Cash	-----	\$	200.00	
Operating Fund - Savings	-----	\$	108.81	
C D Savings	-----	\$	30,047.87	
Dam Fund - Savings	-----	\$	6,727.72	
Capital Reserve Account	-----	\$	10,310.44	
C D Savings - Dam Acct	-----	\$	57,176.99	
Operating Reserve	-----	\$	13,795.85	
Emergency Reserve Fund	-----	\$	<u>480.98</u>	
<b>Total Current Assets</b>				<b><u>\$177,799.72</u></b>

Janice Bilton asked if anyone had any questions. You can see that we have divided these funds up to show where the money is going which is more informational.

We are still getting money in from collection.

Janice Bilton asked if there were any questions. Jim Delcamp asked Janice to explain where the money is going to come from for the roads or dust-down. Janice Bilton explained that money for the roads will come out of Capital Improvement Fund.

Janice asked for any additional questions. There were none.

Janice Bilton asked for a motion to accept the Treasurer's report. Jim Delcamp moved to accept the Treasurer's report. Mark Shenkel seconded it. The vote of Board Members present was unanimous.

**Motion passed – Motion #09/04/02.**

**Maintenance & Long Range Planning: Jim Delcamp** – On maintenance, two weeks ago the Board voted to lay off the maintenance people we had last year and try to do everything with volunteers this year. If you want to volunteer for anything or donate anything, there are forms in the office for you to fill out where you can describe what you want to do. There is also a form to be filled out for your qualifications of running the LSPOA equipment.

Some of the things that need to be done are filling the potholes, all the gravel roads need to be graded. We have a guard rail on Seneca Drive near Tass that needs to be repaired. The docks need to be put back in the lake, the beach area needs to be cleaned up. Tim Moll stated that he has volunteers to put the docks in and clean the beach. Jim Delcamp stated that when the weather clears up, we need to get sand out of the pit for the beach. I do have a question about who will be servicing all of our equipment. We need to address this. We need to cut the brush in the ditches, finish hooking up the pump on Road R, the brush needs to be cut on the Dam and we have to line up people to do the mowing at the entrances and whatever other mowing that is needed. I would like to get some stone on the back roads. I've contacted about six or seven people for quotes on the stone. Jim Delcamp asked for any questions. Courtney Earhart asked on the mowing of the Association lots, do you expect volunteers to mow these lots?

## **Board Meeting for April 9, 2009 Committee Reports Cont.:**

If we can't mow our (LSPOA) lots, how can we fine another member who doesn't get their lots mowed. John Halderman stated that he would volunteer to help mow those lots. Jim Delcamp stated that John Cook and Larry Laub volunteered to put cold-patch down on the potholes on Seneca Drive. George Pinc spent about 3 hours or so with his own equipment grading Pontiac Trail and Larry Laub and I graded Iriquios several weeks ago.

Jim Delcamp stated that on Long Range Planning there was a question brought up at a meeting that we should know how much time is put into these different jobs so we have some idea what kind of volunteers we need. I went through the timesheets and have compiled how much time has been charged to each job and I'll have that at the next board meeting.

Also, it was brought up about an Employee Handbook. I would like to see a committee put together an Employees' Handbook. Jim Delcamp stated he went on the Internet and gathered all kinds of information and guidelines that could go in the Handbook. Jim Delcamp asked for any questions. Claire Ham asked who will be coordinating all the volunteers. Jim Delcamp explained that whoever is in charge of maintenance should be the coordinator. Bill Collins stated that if there are any donations of office volunteers, the Treasurer should coordinate this.

**Office: Lynn Elston** – Absent. Janice Bilton stated that the office is running fine

**Legal: Jim Donze** - Absent. Janice Bilton stated that we are still working on the delinquent accounts and getting Deeds cleared up so they are salable.

**Dredging & Crane, Bridges: Ron Parke** – We haven't done anything with the Dredge. We got the pins back for the boom, but haven't put those in. I stated up the Crane and will get a hold of Harley Faber and there are a couple of gentlemen here at the lake that has volunteered to run it. So, I'll have Harley come over and show them how to run it because it's a little different piece of equipment than what anyone around here has run.

The salt spreader has been rebuilt and is ready to go for next winter. I've been working on the lawn mowers to get them ready for this year. Janice Bilton clarified that Ron Parke is doing all this on a volunteer basis. Jim Delcamp asked Ron Parke what pit he is going to use for the dredge. Ron Parke stated that if we can get the pit that is normally used, we'll use that one. If we can't, we'll have to use the other pit. I spoke with a member who lives down there and he doesn't have a problem with going up across his property.

**Building & Grounds: Mark Shenkel** – I approved a house up on Pawnee for people to occupy and a couple of other permits for fences. Jim Delcamp ordered all the material for a new roof for the salt storage shed. As soon as we get a break in the weather, we'll be looking for volunteers to help put that on. It will be a steel roof just like the pole barn.

**Public Relations & Long Range Planning: Janice Bilton** – We're working on the By-Laws & Deed Restrictions for clarification.

**Security, Waste Water, Lake & Dam: Tim Moll** – As far as security goes, I had to kick out a dodge pickup that was out there in back driving all around about 1:30 in the morning. He had Lucas county plates on his truck. 4-wheelers running around as usual. I tested the water about a week ago, and it tested good. No questions.

## **Board Meeting for April 9, 2009 Committee Reports Cont.:**

**Recreation Committee: Lori Poynter** – Absent. Ron Parke stated that we have the Easter for kids this Saturday at 1:00 pm. We have a pancake & sausage here at the lodge on May 2<sup>nd</sup> 9:00 am to 1:00 pm. We have something scheduled every month. Janice Bilton stated that there is the potluck after the Easter for the kids. The potluck is at 6:00 pm.

**Deed Restrictions, By-laws and Rules Committee: Janice Bilton** - Bill Collins reported that the committee has the changes to the by-laws that need to be presented to the Board of Trustees for review. There are two key elements of change to the by-laws. One is going from an annual meeting to a quarterly meeting. So the members can keep in touch with what the needs are. There is a legal issue about the Board of Trustees approving new members. The attorney advised to take this out of the by-laws. No changes in Dues or Fee structure at this time. We will continue to meet on the deed restrictions and clarification of rules.

Janice Bilton stated that this committee meets every Wednesday night from 7:00 pm to 9:00 pm. Anybody is welcome to come. Any questions? Courtney stated if there is no change for proxy vote in the new regulations, you'll never be able to change those deed restrictions. Janice Bilton said that this is one of the things the committee has been talking about. No further questions. Janice Bilton explained that everyone will get a copy of the changes that this committee proposes to make.

**Nominating Committee** – Janice Bilton stated that Barb Hulisz has this all set up for the annual meeting. She has people lined up for the check-in desk and the judge overseeing the counting of the ballots.

### **OLD BUSINESS:**

**Volunteers** – Janice Bilton stated that we covered this earlier. Tim Moll has his volunteers lined up and John Halderman stated that he personally will volunteer. Anyone wanting to volunteer can fill out these forms. I'll give them to you after the meeting tonight.

**Maintenance Timeline** – Janice Bilton stated that we covered this earlier.

### **NEW BUSINESS**

**Stone for the back roads** – Jim Delcamp stated that last year we put 120 ton of stone on Iriquois and on Pontiac. I would like to put stone on most of the gravel roads that have a residence on them to build up the base. I figured about 450 ton of stone to be put down approximately an inch to an inch and a half thick. If we do a little bit of stone on these roads every year, after a few years you'll be building the base in case it's decided to chip & seal these roads.

Jim Delcamp stated I would like to make the motion that we purchase between 450 and 500 ton of stone for the back gravel roads and have it installed. I've contacted five or six different people for quotes on stone. Four of them said no, one of them gave me a bid and the other one was suppose to send a bid in today but I have not seen anything from him.

Tim Moll asked why don't we use our own truck and do it ourselves. Jim Delcamp asked Tim to figure where we can pick it up and haul it and tailgate it and who will run the truck. Ron Parke asked where the money is going to come from for this stone. Jim Delcamp stated that he asked the Treasurer about this and the Treasurer said that this money will come from the Capital Improvement Fund. Tim Moll asked Jim Delcamp how much was the bid that he got. Jim Delcamp stated that it was \$19 a ton.

**Board Meeting for April 9, 2009 New Business Cont.:**

That's hauled, spread and tailgated. For the 450 tons, it figures out to be about \$8,550. I know I'm getting the tonnage because I get the weight slips. There was much more discussion on this subject.

Janice Bilton asked for a second to Jim Delcamp's motion. The motion failed due to lack of a second.

**BUSINESS FROM MEMBERSHIP SLIPS**

**Pump on County Rd R.** – John Halderman asked why the pump isn't hooked up? We spent all that money for the pump and volunteers set the pump. Why isn't it hooked up? Ron Parke stated that Bandeden knows that the pump is ready to be hooked up because he took the measurements for the transition piece when Darrel & I went down there and leveled up the motor. More discussion followed. Janice Bilton stated that she will call Bandeden tomorrow on Good Friday, but I think someone who knows what they're talking about should call him. Bob Gallant said it's okay to wait until Monday. Janice said it will get done tomorrow (Good Friday).

Janice Bilton stated my David, my husband, and Doug Tansel put together an idea to help us get rid of the back Association lots. This will be brought up at the annual meeting.

Janice asked for any other business or questions. No other business or questions.

Janice Bilton adjourned the meeting.

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Janice Bilton, President

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Ron Parke, Treasurer